

RESOLUTION 2017 – 136

**A RESOLUTION ORDERING THE CANCELLATION OF
DELINQUENT PROPERTY TAXES ON MOBILE HOME OR HOUSETRAILER**

WHEREAS, Section 15-24-212 MCA, states that “the Board of County Commissioners may order the cancellation of delinquent property taxes on a mobile home...if the mobile home...is to be moved for the purposes of destruction or recycling.”; and

WHEREAS, Section 15-24-212 (2) requires an order to be included in the board’s minutes. The order must include the name and address of the delinquent taxpayer; the physical address or location of the mobile home; the amount of delinquent taxes, plus interest, penalties, and costs, if any; the date the taxes became delinquent; and the taxpayer identification number; and

WHEREAS, Section 70-33-432, MCA states if the landlord reasonably believes that the tenant has abandoned a mobile home, and if at least 5 days have elapsed since the occurrence of events upon which the landlord has formed the belief that the mobile home has been abandoned; and

WHEREAS, the landlord must send a notice by certified mail to the last known address of the mobile home owner or interested party stating that at a specified time, not less than 15 days after mailing the notice, the mobile home will be disposed of. If the mobile home owner has contacted the landlord in writing that the owner intends to remove the mobile home within 20 days and does not do so, the mobile home is presume to be abandoned; and

WHEREAS, Section 15-24-212 (3) MCA also directs that one copy of this order be recorded with the county clerk and recorder as a public record, and one copy of the order must be filed with the county treasurer as a permanent record of the treasurer’s office.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that the delinquent personal taxes, penalty and interest accrued against the mobile home which will be destroyed or recycled be cancelled; and

BE IT FURTHER RESOLVED by the Board of County Commissioners that upon notification of this resolution, the Lewis and Clark County Treasurer/Clerk and Recorder will adjust the taxes receivable accounts to conform to this order of cancellation.

DATED this 26 day of September, 2017.



LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS

A handwritten signature in blue ink, appearing to read "Susan Good Geise", is written over a horizontal line.

Susan Good Geise, Chair

ATTEST:

A handwritten signature in blue ink, appearing to read "Paulette J. DeHart", is written over a horizontal line.
Paulette J. DeHart, Clerk of Board

95852

Dear Ladies and Gentlemen of the Commission,

Sept. 5, 2017

We, Joey and Karen Jorgensen, owners of the property at 7572 Lerin Dr. Helena, MT 59602, are respectfully requesting that

delinquent taxes associated with the two abandoned mobile homes that were left on this property be nullified. This letter

is our next step in the process to having the mobiles declared officially abandoned so that we may remove them from said

property. We have provided to Ms Karie Frydenlund copies of certified letters we sent to the owners of the mobiles that

were returned to us without response, and also notarized statements on our part that to the best of our knowledge, the

mobiles are indeed abandoned. Thank you for your attention to this matter. We can be reached if further action needs

to be undertaken at the following phone no. 1-406-459-3323.

Sincerely,

Joey A. Jorgensen

Karen M. Jorgensen

Joey A. Jorgensen
Karen M. Jorgensen

Date: 09/08/2017
Time: 11:55:35

PRINT PAYMENT GRID DETAILS
LEWIS AND CLARK COUNTY

Oper: kfrydenlun

<u>Pay?/</u>	<u>Tax</u>			<u>Bill</u>		
<u>Incl?</u>	<u>Year</u>	<u>Tax Code</u>	<u>Stmt#</u>	<u>Half</u>	<u>Status</u>	<u>Total Amount</u>
Yes	2012	95852	2888	1st	Delinquent	7.38

Yes	2012	95852	2888	2nd	Delinquent	7.09
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	<u>Tax</u>	<u>Penalty</u>	<u>Interest</u>	<u>Total</u>
Total Due:	55.24	0.97	14.33	70.54
Total Selected for Payment:	55.24	0.97	14.33	70.54

Date: 09/08/2017
Time: 11:55:35

PRINT PAYMENT GRID DETAILS
LEWIS AND CLARK COUNTY

Oper: kfydenlun

Tax Code : 95852 Transaction Date: 09/08/2017 Interest Date: 09/19/2017

Owner Name

Legal Description

BLACK JAMES KELLY
7572 LERIN DR
HELENA MT 59602-8404

S13, T11 N, R04 W, SERIAL # B3B7RS2690,
TITLE # 20818, MAKE KAUFMAN BROAD,
MODEL BILTMORE, YEAR 1967, SIZE 12X56, (
UNSOUND)

<u>Pay?/</u> <u>Incl?</u>	<u>Tax</u> <u>Year</u>	<u>Tax Code</u>	<u>Stmnt#</u>	<u>Bill</u> <u>Half</u>	<u>Status</u>	<u>Total Amount</u>
Yes	2017	95852	4013	1st	Delinquent	4.60
Yes	2017	95852	4013	2nd	Current	4.42
Yes	2016	95852	2691	1st	Delinquent	5.05
Yes	2016	95852	2691	2nd	Delinquent	4.81
Yes	2015	95852	3734	1st	Delinquent	5.60
Yes	2015	95852	3734	2nd	Delinquent	5.43
Yes	2014	95852	2773	1st	Delinquent	6.56
Yes	2014	95852	2773	2nd	Delinquent	6.26
Yes	2013	95852	2815	1st	Delinquent	6.79
Yes	2013	95852	2815	2nd	Delinquent	6.55

STATE OF MONTANA

County of Lewis & Clark

I, Joey A. Jorgensen, and Karen M. Jorgensen, being first duly sworn upon oath depose and state that we jointly are the owners of 7572 Lerin Dr.

and as such state the following:

1. The mobile home located at 7572 Lerin Dr. , is located on the property;
2. I reasonably believe the owner of the mobile home located at 7572 Lerin Dr. abandoned the mobile home;
3. I sent a notice of disposal to the last-known address of the owner, giving at least 15 days for the owner to respond (attached as Exhibit 1), and that time has elapsed;
4. The owner has not responded to my notice;
5. I made reasonable efforts to determine if the mobile home was subject to any liens and I could not find any liens on the property;
6. I intend to destroy or recycle the mobile home because the cost to sell the mobile home exceeds the value of the mobile home.

I swear under oath that the foregoing is true to the best of my knowledge.

Dated this 9/5/17 day of September, 2017 Joey A, and Karen M. Jorgensen

Joey A. Jorgensen
Karen M. Jorgensen

This instrument was SUBSCRIBED AND SWORN TO before me this 5th day of September, 2017

State of Montana

Notary Signature:

Monica Winfield

County of Lewis & Clark

Printed Name:

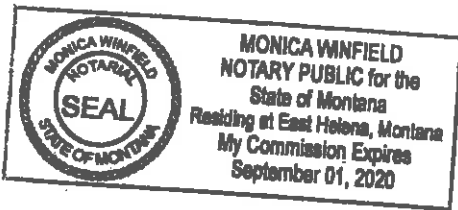
Monica Winfield

Residing at:

E. Helena

My Commission Expires:

9-1-20



August 7, 2017

Joey and Karen Jorgensen

7534 Lerin Dr. / owners of 7572 Lerin Dr.

Helena, Mt 59602

Dear James Kelly Black:

Pursuant to M.C.A. 70-33-432. Disposition of abandoned mobile home.

Pursuant to M.C.A. 70-33-430 Disposition of abandoned personal property.

Be advised if you do not respond, pay fees owed, and remove your mobile home and personal

property from 7575 Lerin Dr. Helena, MT 59602 by 11:00 a.m. by August 22, 2017 the mobile home and personal

property will be presumed abandoned and one of the following steps will be taken immediately:

(a) Selling the mobile home and personal property at a public or private sale; or

(b) Destroying or otherwise disposing of the mobile home and personal property.

Joey A. and Karen M. Jorgensen

Owners of 7572 Lerin Dr.



Helena, Mt 59602

c: Lewis and Clark Co. Sheriff file

7534 Devin Dr.
Melina, WA 59602

RETURN RECEIPT
REQUESTED



7017 1000 0000 3461 9533

James Kelly Black
7572 Devin Dr.
Melina, WA 59602

MIXIE 591 CC 1 7208/27/17
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
BC: 59602840434 *2636-88631-87-40
59602840434



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

HELVEN POSTAL USE

Certified Mail Fee	\$3.35	\$12.75
Extra Services & Fees (check box, add fee)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	\$0.00
Postage	\$0.49	
Total Postage and Fees	\$6.59	

0601 05
Postmark
AUG-7-2017
HELVEN WA 98/07/2017

Sent To James Kelly Black
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

7017 1000 0000 3461 9533

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Kelly Black
7572 Lerind Dr.
Helena, MT 59602

9590 9402 2134 6132 9282-58



2. Article Number (Transfer from sender label)

7017 1000 0000 345J 9533

PS Form 3811, July 2016 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name)
- C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

- 3. Service Type
 - Adult Signature Restricted Delivery
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt